

# MEMORANDUM

Agenda Item No. 8(F)(2)

**TO:** Honorable Chairman Jean Monestime  
and Members, Board of County Commissioners

**DATE:** November 1, 2016

**FROM:** Abigail Price-Williams  
County Attorney

**SUBJECT:** Resolution authorizing the acceptance of a Special Warranty Deed from Argonaut Holdings LLC, in exchange for a \$10.00 payment from the County, conveying to the County a 2,228 square foot parcel of land with improvements, located adjacent to 8455 South Dixie Highway, Unincorporated Miami-Dade County, (a portion of Folio No. 30-4035-000-1250) required to connect to the Snapper Creek Trail Bicycle Path; authorizing the County Mayor to take all actions necessary to accomplish the acceptance of the property

The accompanying resolution was prepared by the Internal Services Department and placed on the agenda at the request of Prime Sponsor Commissioner Xavier L. Suarez.



Abigail Price-Williams  
County Attorney



APW/cp

# Memorandum



**Date:** November 1, 2016

**To:** Honorable Chairman Jean Monestime  
and Members, Board of County Commissioners

**From:** Carlos A. Gimenez  
Mayor

A handwritten signature in black ink, appearing to read "Carlos A. Gimenez", written over the "From:" line.

**Subject:** Acceptance of a Special Warranty Deed from Argonaut Holdings LLC Conveying to the County a 2,228 Square Foot Parcel of Land with Improvements for the Snapper Creek Trail Bicycle Path Located Adjacent to 8455 South Dixie Highway, Miami, Florida - A portion of Folio No.: 30-4035-000-1250

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## **Recommendation**

It is recommended that the Board of County Commissioners (Board) approve the attached resolution, which authorizes acceptance of a Special Warranty Deed from Argonaut Holdings LLC conveying a 2,228 square foot parcel of land with improvements to the County, located adjacent to the Lorenzo Bomnin Chevrolet dealership property located at 8455 South Dixie Highway, Miami, Florida, (a portion of 30-4035-000-1250) as shown in the attached aerial exhibit (Attachment 1).

## **Scope**

The property is located in Commission District 7, which is represented by Commissioner Xavier L. Suarez.

## **Fiscal Impact/Funding Source**

The land is being conveyed to the County for a nominal consideration of \$10.00. The cost to maintain this property is estimated at \$650.00 per year. That cost has been budgeted from the General Fund subsidy of the Parks, Recreation and Open Spaces Department.

## **Track Record/Monitor**

Shannon Clark of the Internal Services Department, Real Estate Development Division, is managing the acceptance of this conveyance.

## **Delegation of Authority**

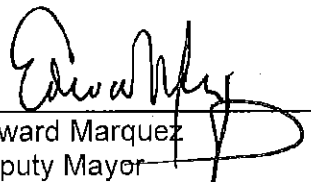
This resolution authorizes the County Mayor or the County Mayor's designee to take all actions necessary to accept the conveyance of the property.

## **Background**

The 2,228 square foot parcel of land is part of the Lorenzo Bomnin Chevrolet dealership property located at 8455 South Dixie Highway. As a condition of site plan approval for the expansion of the dealership, the Department of Transportation and Public Works required that the owner of the property, Argonaut Holdings LLC, construct a bicycle path connection to the Snapper Creek Trail to run along the Snapper Creek Canal that abuts the dealership property. The Snapper Creek Trail is part of the North Dade Greenways Network, which was adopted by the County in 1998, and provides for an integrated system of connectors for bicyclists, rollerbladers, joggers, equestrians, and pedestrians along more than 300 miles of urban corridor.

The bicycle path improvements have been completed by Argonaut Holdings, LLC to the satisfaction of the Parks, Recreation and Open Spaces Department, the County department that will be responsible for maintaining the bicycle path once title is transferred to the County. The improvements consisted of grading, paving, landscaping and signage. Due diligence included a title search and environmental assessment of the 2,228 parcel of land, neither of which identified any issues.

Attachment

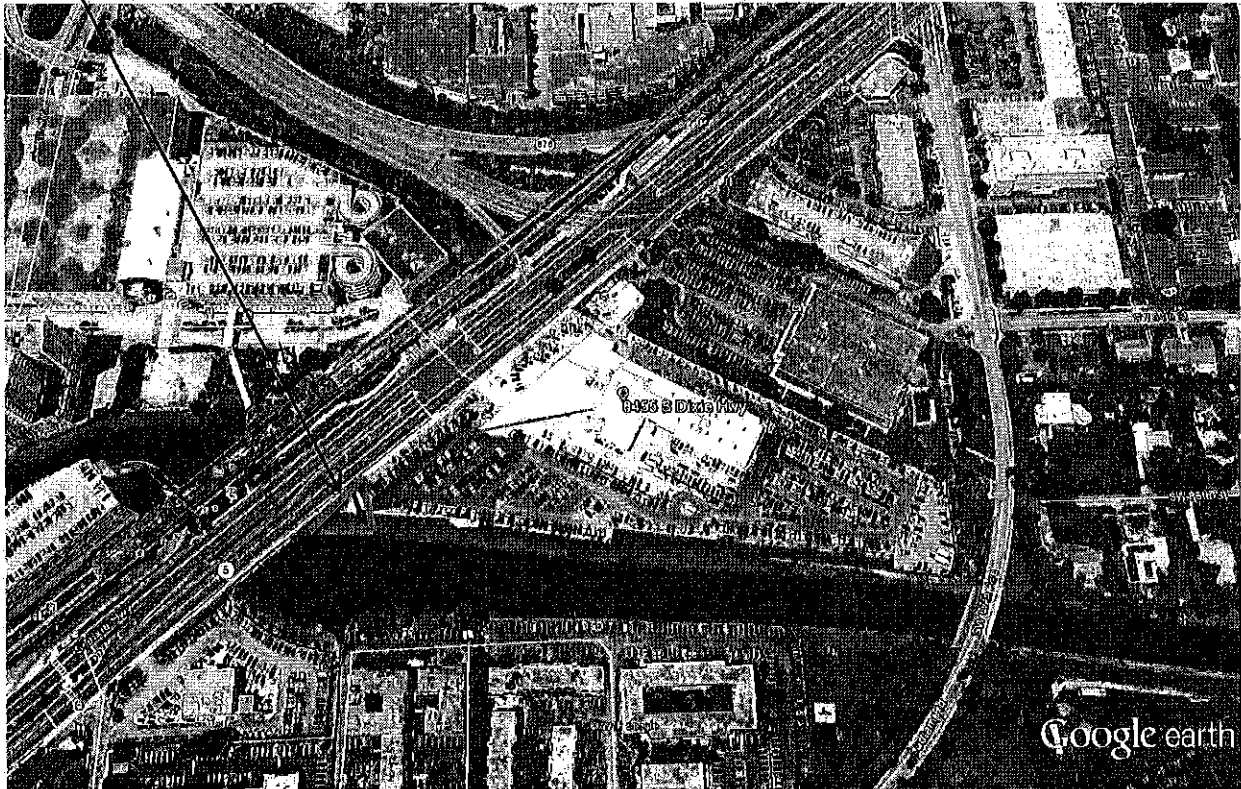


Edward Marquez  
Deputy Mayor

# ATTACHMENT 1

## Location of Bicycle Path Dedication

Argonaut Holdings, LLC to Miami-Dade County  
Folio No.: A portion of 30-4035-000-1250  
Adjacent to 8455 South Dixie Highway





# MEMORANDUM

(Revised)

**TO:** Honorable Chairman Jean Monestime  
and Members, Board of County Commissioners

**DATE:** November 1, 2016

**FROM:** Abigail Price-Williams  
County Attorney

**SUBJECT:** Agenda Item No. 8(F)(2)

Please note any items checked.

- ☐ "3-Day Rule" for committees applicable if raised
- ☐ 6 weeks required between first reading and public hearing
- ☐ 4 weeks notification to municipal officials required prior to public hearing
- ☐ Decreases revenues or increases expenditures without balancing budget
- ☐ Budget required
- ☐ Statement of fiscal impact required
- ☐ Statement of social equity required
- ☐ Ordinance creating a new board requires detailed County Mayor's report for public hearing
- ☐ No committee review
- ☐ Applicable legislation requires more than a majority vote (i.e., 2/3's \_\_\_\_, 3/5's \_\_\_\_, unanimous \_\_\_\_ ) to approve
- ☒ Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required

Approved \_\_\_\_\_ Mayor  
Veto \_\_\_\_\_  
Override \_\_\_\_\_

Agenda Item No. 8(F)(2)  
11-1-16

RESOLUTION NO. \_\_\_\_\_

RESOLUTION AUTHORIZING THE ACCEPTANCE OF A SPECIAL WARRANTY DEED FROM ARGONAUT HOLDINGS LLC, IN EXCHANGE FOR A \$10.00 PAYMENT FROM THE COUNTY, CONVEYING TO THE COUNTY A 2,228 SQUARE FOOT PARCEL OF LAND WITH IMPROVEMENTS, LOCATED ADJACENT TO 8455 SOUTH DIXIE HIGHWAY, UNINCORPORATED MIAMI-DADE COUNTY, (A PORTION OF FOLIO NO. 30-4035-000-1250) REQUIRED TO CONNECT TO THE SNAPPER CREEK TRAIL BICYCLE PATH; AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO TAKE ALL ACTIONS NECESSARY TO ACCOMPLISH THE ACCEPTANCE OF THE PROPERTY

**WHEREAS**, the Board desires to accomplish the purposes outlined in the accompanying memorandum, a copy of which is incorporated herein by reference; and

**WHEREAS**, the property is part of the North Dade Greenways Network, and is required for the implementation of the Snapper Creek Trail at this location; and

**WHEREAS**, upon consideration of the recommendation of the County Mayor, the Board of County Commissioners finds and determines that the acceptance of the Special Warranty Deed, attached as Exhibit 1 to this resolution, and legally described in Exhibits A and B to the Special Warranty Deed, conveying to the County a 2,228 square foot parcel of land with improvements required to connect to the Snapper Creek Trail Bicycle Path, is in the public's best interest,

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that:**

**Section 1.** The foregoing recitals are incorporated in this resolution and are approved.

**Section 2.** The Board approves and accepts a special warranty deed from Argonaut Holdings LLC, in exchange for a payment of \$10.00 from the County, conveying to the County the 2,228 square foot parcel of land with improvements, located adjacent to 8455 South Dixie Highway in unincorporated Miami-Dade County (a portion of Folio No. 30-4035-000-1250) for connection to the Snapper Creek Trail bicycle path. This Board further authorizes the County Mayor or the County Mayor's designee to take all actions necessary to accomplish the acceptance of said property.

**Section 3.** Pursuant to Resolution No. R-974-09, the Board directs the County Mayor or the County Mayor's designee to record the instrument of conveyance accepted herein in the public records of Miami-Dade County, Florida; and to provide a recorded copy of the instrument to the Clerk of the Board within 30 days of execution of said instrument; and directs the Clerk of the Board to attach and permanently store a recorded copy together with this resolution.

The foregoing resolution was offered by Commissioner ,  
who moved its adoption. The motion was seconded by Commissioner  
and upon being put to a vote, the vote was as follows:

Jean Monestime, Chairman  
Esteban L. Bovo, Jr., Vice Chairman

Bruno A. Barreiro

Jose "Pepe" Diaz

Sally A. Heyman

Dennis C. Moss

Sen. Javier D. Souto

Juan C. Zapata

Daniella Levine Cava

Audrey M. Edmonson

Barbara J. Jordan

Rebeca Sosa

Xavier L. Suarez

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The Chairperson thereupon declared the resolution duly passed and adopted this 1<sup>st</sup> day of November, 2016. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this Resolution and the filing of this approval with the Clerk of the Board.

MIAMI-DADE COUNTY, FLORIDA  
BY ITS BOARD OF  
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

By: \_\_\_\_\_  
Deputy Clerk

Approved by County Attorney as  
to form and legal sufficiency.

MAG

Miguel A. Gonzalez



# EXHIBIT 1

**Prepared by and return to:**

Henry I. Lowe, Esq.  
Lowe, Fell & Skogg, LLC  
1099 18<sup>th</sup> Street, Suite 2950  
Denver, CO 80202

**Property Appraiser's Folio Number: a portion of 30-4035-000-1250**

**User Department: Park, Recreation and Open Spaces**

## SPECIAL WARRANTY DEED

This Warranty Deed made this 27<sup>th</sup> day of October, 2015 by and between ARGONAUT HOLDINGS LLC, a Delaware limited liability company, hereinafter called the Grantor, whose mailing address is c/o GM Global Real Estate, Retail Real Estate Group, 300 Renaissance Center, Mail Code 482-C19-GRE, Detroit, Michigan 48265, Attention: President; and Miami-Dade County, a political subdivision of the State of Florida, hereinafter called the Grantee, whose mailing address is 111 NW 1<sup>ST</sup> Street, Miami, Florida 33128 c/o Miami-Dade County Park, Recreation and Open Spaces Department, whose address is 275 NW 2<sup>nd</sup> Street, Miami, Florida 33128.

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other valuable consideration, the receipt whereof is hereby acknowledged, hereby grants, bargains, and sells unto the Grantee, and Grantee's successors, heirs, and assigns forever, all that certain parcel of land in the County of Miami-Dade, State of Florida, to wit:

See Exhibit A attached hereto and incorporated herein by this reference

TOGETHER with all of the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey this land; that the Grantor hereby specially warrants that title to the land is free from all encumbrances made by Grantor, and Grantor will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but against none other.

*[Signature Page Follows]*

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officer thereunto duly authorized, this 27<sup>th</sup> day of October, 2015.

Signed, Sealed and Delivered in Our Presence:

ARGONAUT HOLDINGS LLC, a Delaware limited liability company

Witness Signature

Printed Name: MARK G. MELENDY

Witness Signature

Printed Name: GREGORY J. MADR

By: Mark R. Sloan

Printed Name: Mark R. Sloan

Title: President

[Argonaut Holdings LLC  
Corporate Seal]

Execution Recommended  
Real Estate By: [Signature]

The foregoing was authorized and approved by Resolution No. \_\_\_\_\_ of the Board of County Commissioners of Miami-Dade County, Florida, on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

STATE OF MICHIGAN

COUNTY OF WAYNE

The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of October, 2015 by Mark R. Sloan, the President of Argonaut Holdings LLC, a Delaware limited liability company, on behalf of said company, who is personally known to me or who has produced \_\_\_\_\_ as identification and who did (did not) take an oath.

Notary Public

(Notarial Seal)

Printed Name

My Commission Number: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

KATHLEEN M. RENTENBACH  
NOTARY PUBLIC, STATE OF MI  
COUNTY OF WAYNE  
MY COMMISSION EXPIRES Sep 22, 2021  
ACTING IN COUNTY OF Wayne

## EXHIBIT A

### Legal Description of Property

*A portion of the Southeast one-quarter (SE 1/4) of Section 35, Township 54 South, Range 40 East, Miami-Dade County, Florida, more fully described as follows:*

*Commence at the Southeast corner of said Section 35; thence North 00°00'00" East, on the East line of said Section 35, a distance of 861.44 feet to a point on the North right-of-way line of the South Florida Water Management District Canal 2 (Snapper Creek Canal), Drawing Number 2-2-22, Sheet 12 of 16, dated 2-02-82; thence North 81°40'56" West on said North right-of-way line, a distance of 205.46 feet; thence North 08°19'04" East, on said North right-of-way line, a distance of 20.00 feet; thence North 81°40'56" West, on said North right-of-way line, a distance of 483.21 feet; thence South 00°00'12" East, on the West line of the Northeast one-quarter (NE 1/4) of the Southeast one-quarter (SE 1/4) of the Southeast one-quarter (SE 1/4) of said Section 35, and on said North right-of-way line, a distance of 25.00 feet; thence North 80°12'50" West, on said North right-of-way line, a distance of 287.02 feet; thence North 85°11'37" West, on said North right-of-way line, a distance of 130.69 feet to the Point of Beginning; thence continuing North 85°11'37" West, on said North right-of-way line, a distance of 89.19 feet to a point on the East right-of-way line of U.S. Highway No. 1 (State Road #5); thence North 49°52'56" East, on said East right-of-way line, a distance of 91.74 feet to a point on a curve; thence Southerly on said curve to the left, whose radius point bears South 61°56'23" East, with a radius of 50.00 feet, a central angle of 87°31'38", an arc distance of 76.38 feet to the Point of Beginning.*

*Said lands situate, lying and being in Miami-Dade County, Florida and containing 2,228 square feet or 0.0511 acres more or less.*

As depicted on Exhibit B attached hereto and incorporated herein by this reference



Exhibit "B"

**McLAUGHLIN ENGINEERING COMPANY****LB#285**

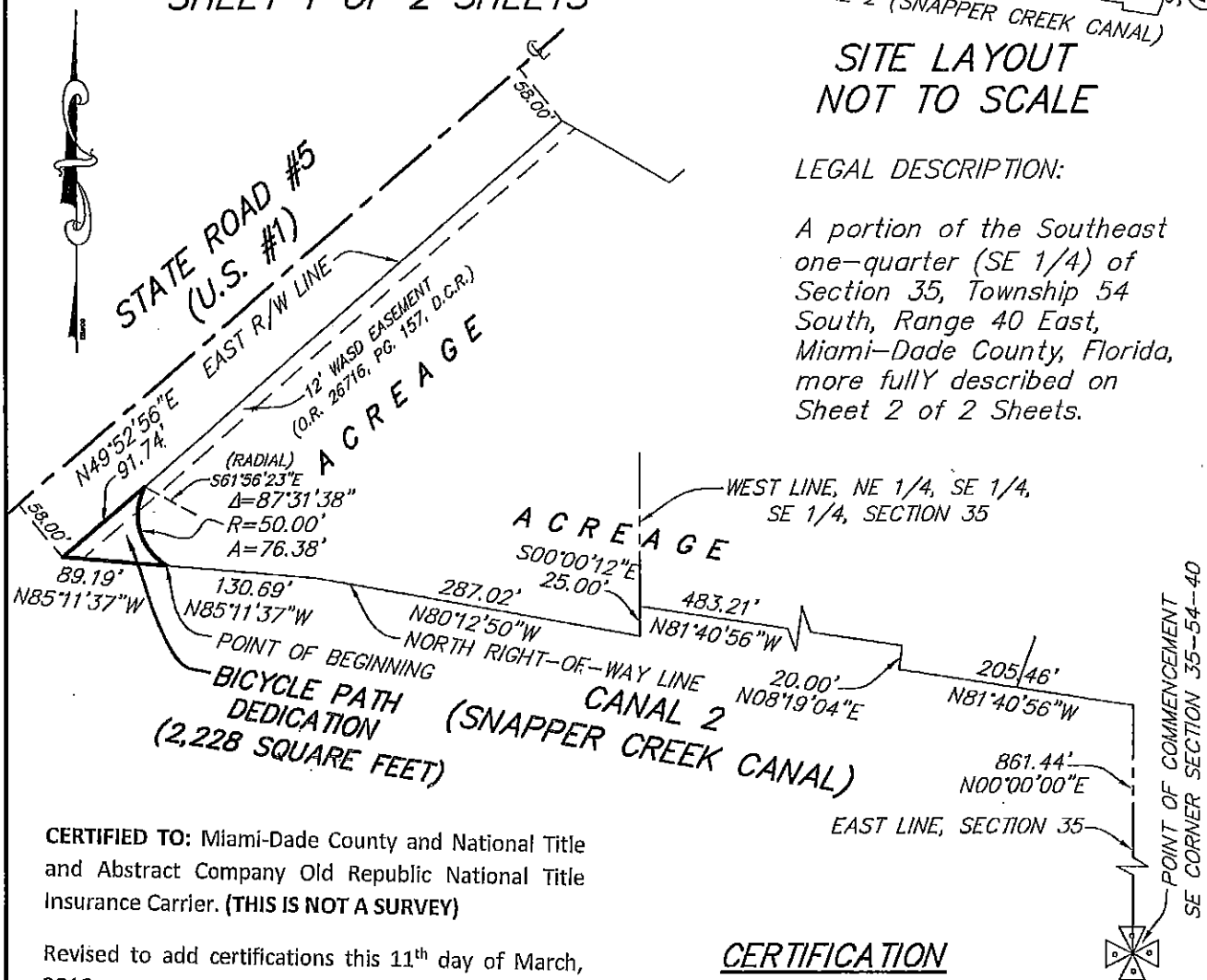
ENGINEERING \* SURVEYING \* PLATTING \* LAND PLANNING

400 N.E. 3rd AVENUE FORT LAUDERDALE, FLORIDA

33301 PHONE (954) 763-7611 \* FAX (954) 763-7615

SCALE 1" = 150'

**SKETCH AND DESCRIPTION  
BICYCLE PATH DEDICATION  
LORENZO BOMNIN CHEVROLET  
SHEET 1 OF 2 SHEETS**



**SITE LAYOUT  
NOT TO SCALE**

**LEGAL DESCRIPTION:**

A portion of the Southeast one-quarter (SE 1/4) of Section 35, Township 54 South, Range 40 East, Miami-Dade County, Florida, more fully described on Sheet 2 of 2 Sheets.

**CERTIFIED TO:** Miami-Dade County and National Title and Abstract Company Old Republic National Title Insurance Carrier. (THIS IS NOT A SURVEY)

Revised to add certifications this 11<sup>th</sup> day of March, 2016.

**NOTES:**

- 1) This sketch reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements road reservations or rights-of-way of record by McLaughlin Engineering Company.
- 2) Legal description prepared by McLaughlin Engineering Co.
- 3) This drawing is not valid unless sealed with an embossed surveyors seal.
- 4) THIS IS NOT A BOUNDARY SURVEY.
- 5) Bearings shown assume the East line of said Section 35, as North 00°00'00" East.

**CERTIFICATION**

Certified Correct. Dated at Fort Lauderdale, Florida 6th this day of December, 2012.

McLAUGHLIN ENGINEERING COMPANY

**JERALD A. McLAUGHLIN**  
Registered Land Surveyor No. 5269  
State of Florida.

FIELD BOOK NO. \_\_\_\_\_

DRAWN BY: JMMjr

JOB ORDER NO. U-7766

CHECKED BY: CA

REF. DWG.: 99-3-010

C: \JMMjr\2012\U7766

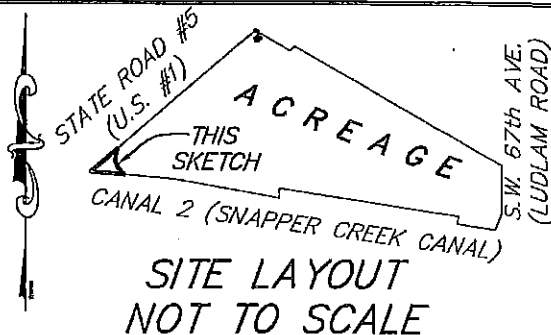
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Exhibit "B"  
**McLAUGHLIN ENGINEERING COMPANY**  
**LB#285**

ENGINEERING \* SURVEYING \* PLATTING \* LAND PLANNING  
400 N.E. 3rd AVENUE FORT LAUDERDALE, FLORIDA  
33301 PHONE (954) 763-7611 \* FAX (954) 763-7615

**SKETCH AND DESCRIPTION  
BICYCLE PATH DEDICATION  
LORENZO BOMNIN CHEVROLET  
SHEET 2 OF 2 SHEETS**



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**CERTIFICATION**

Certified Correct. Dated at  
Fort Lauderdale, Florida 6th  
this day of December, 2012.

**NOTES:**

- 1) This sketch reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements road reservations or rights-of-way of record by McLaughlin Engineering Company.
- 2) Legal description prepared by McLaughlin Engineering Co.
- 3) This drawing is not valid unless sealed with an embossed surveyors seal.
- 4) THIS IS NOT A BOUNDARY SURVEY.
- 5) Bearings shown assume the East line of said Section 35, as North 00°00'00" East.

McLAUGHLIN ENGINEERING COMPANY

JERALD A. McLAUGHLIN

Registered Land Surveyor No. 5269  
State of Florida.

FIELD BOOK NO. \_\_\_\_\_

DRAWN BY: JMMjr

JOB ORDER NO. U-7766

CHECKED BY: CA

REF. DWG.: 99-3-010

C: \JMMjr\2012\U7766

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